

BEACON LAKE OSWEGO

**FOR LEASE » PRIME RETAIL,
MODERN URBAN OFFICE &
WORLD-CLASS EVENT CENTER**

NOW OPEN!



WELCOME
Lola's Cafe

LOCATION

At the corner of B Avenue and 3rd Street in downtown Lake Oswego, Oregon

AVAILABLE SPACE

6,320 SF (divisible)

RENTAL RATE

\$40.00/SF/YR, NNN

TRAFFIC COUNTS

B Avenue – 4,483 ADT ('20)

HIGHLIGHTS

- This development includes both retail and creative office space and a 250 person event center in the City of Lake Oswego.
- Highly visible site in the heart of downtown Lake Oswego.
- One block away from Lake View Village, a specialty retail center tenanted by Chico's, Grapevine, Manzana Grill, Five Spice and Peet's Coffee.
- The new \$110 million dollar Windward mixed-use development with over 200 high-end apartments is also nearby. The Windward has top restaurants like Bamboo Sushi, Salt & Straw and Chuckie Pies along with Domaine Serene Winery.
- Two blocks away from Millennium Plaza Park, where the popular Lake Oswego Farmers' Market is held.
- Convenient to affluent First Addition residential neighborhood and new hotel/apartment development.

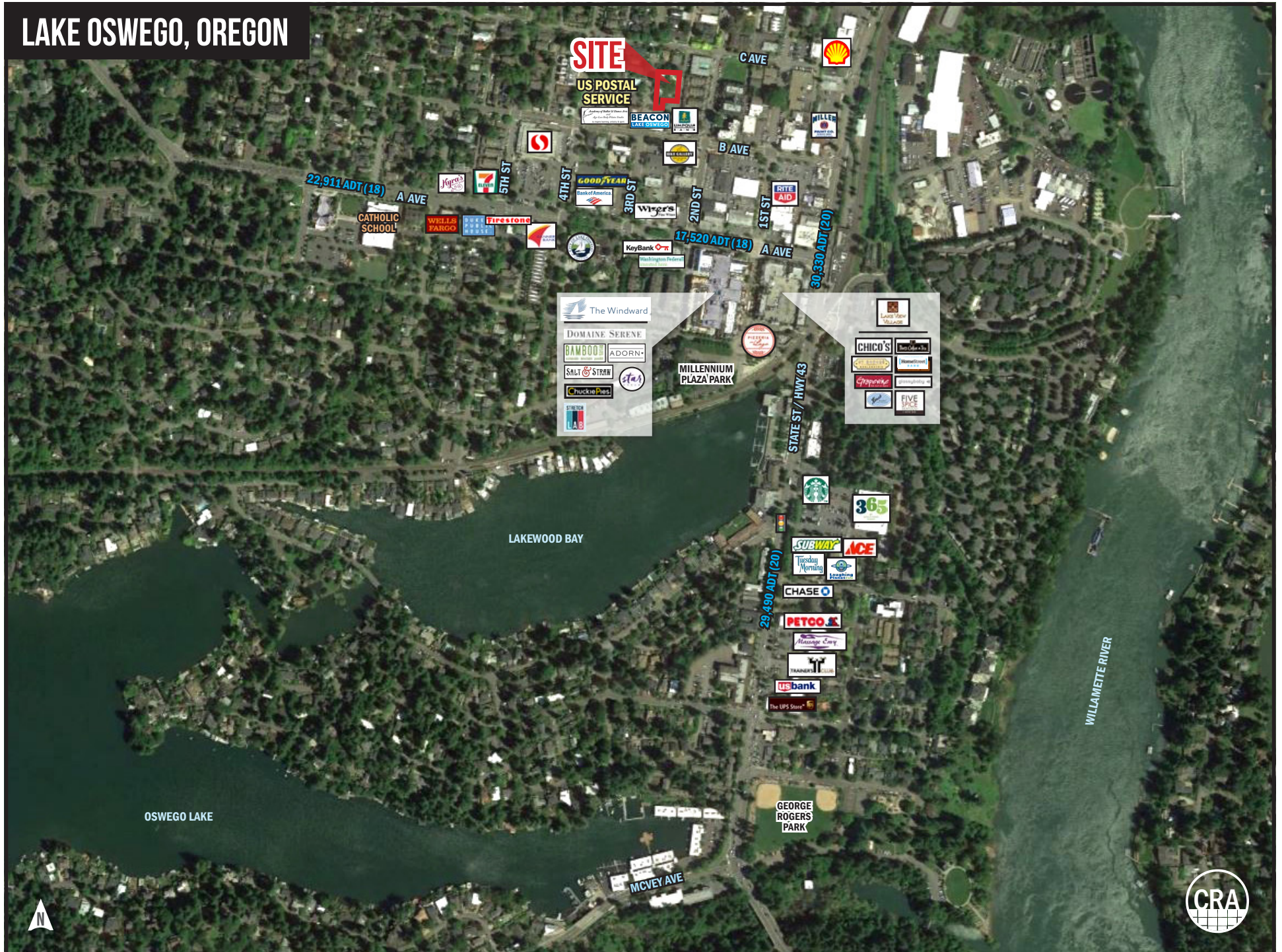


GEORGE MACOUBRAY
george@cra-nw.com
Commercial Realty Advisors NW LLC
503.274.0211

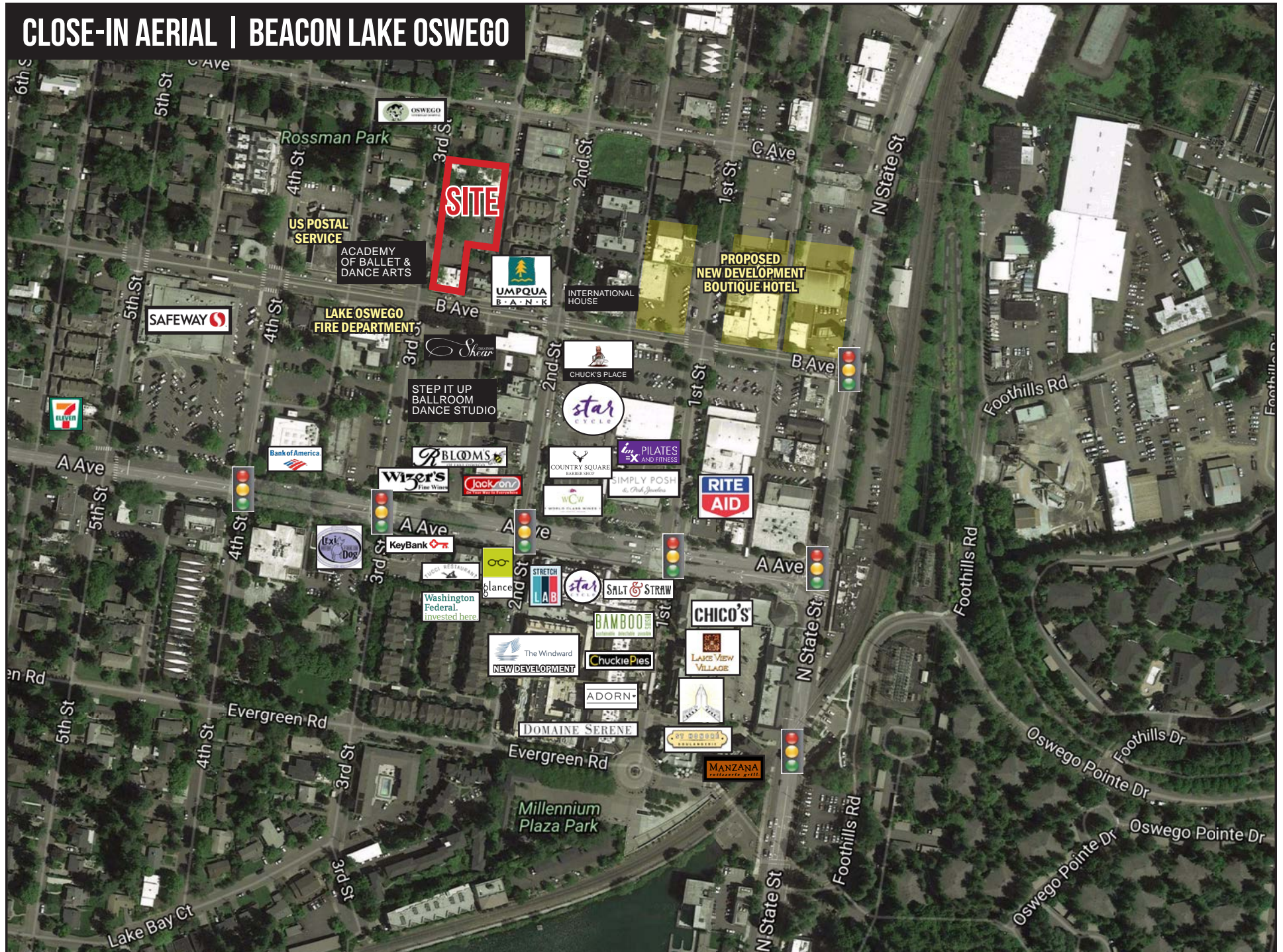
SCOTT BUTH
scott@hsmpacific.com
HSM Pacific
503.863.3522



LAKE OSWEGO, OREGON

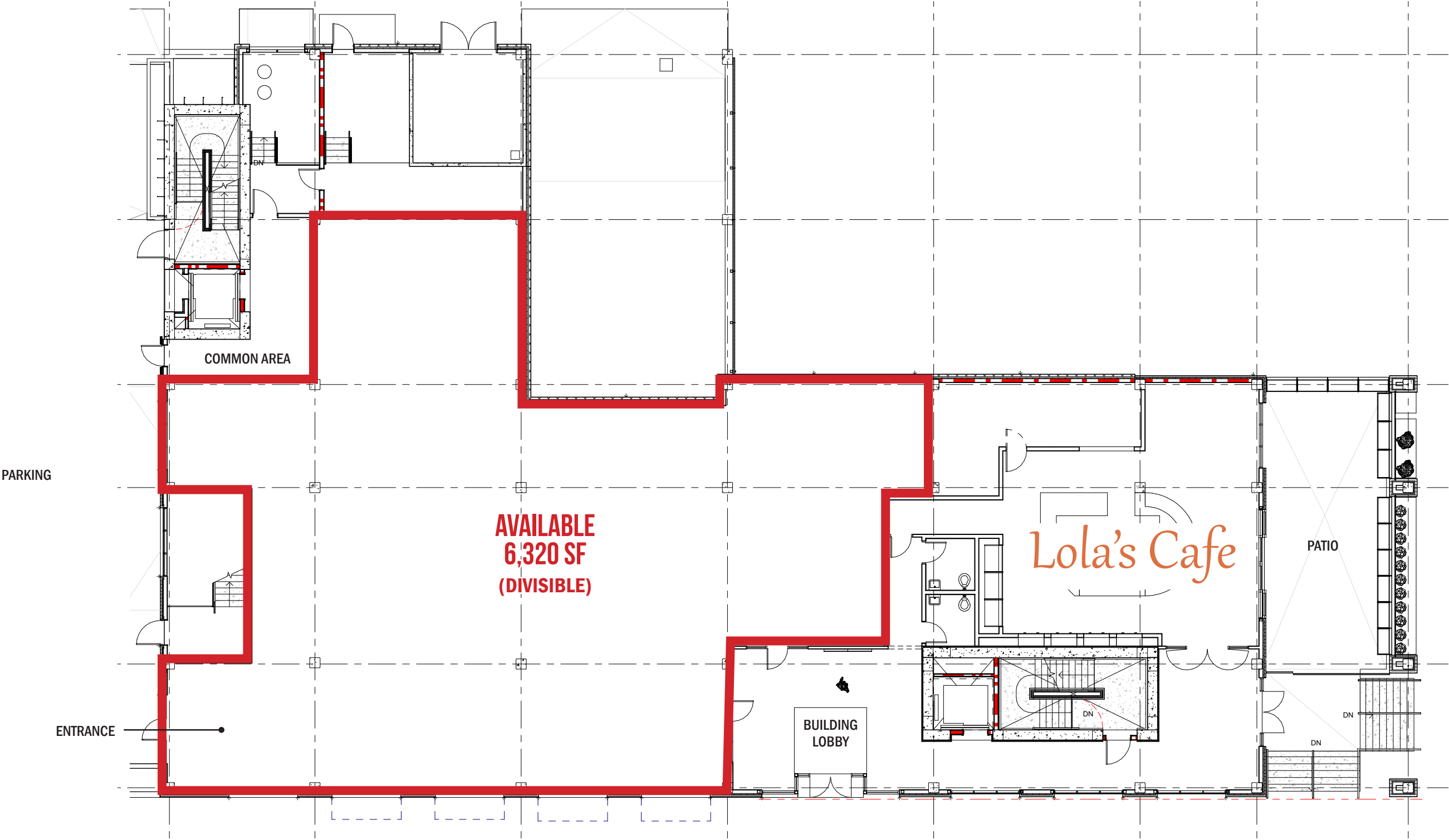


CLOSE-IN AERIAL | BEACON LAKE OSWEGO



SITE PLAN

BEACON — LAKE OSWEGO
B AVENUE & 3RD STREET
LAKE OSWEGO, OR



BEACON — LAKE OSWEGO

B AVENUE & 3RD STREET

DEMOGRAPHIC SUMMARY

LAKE OSWEGO, OR

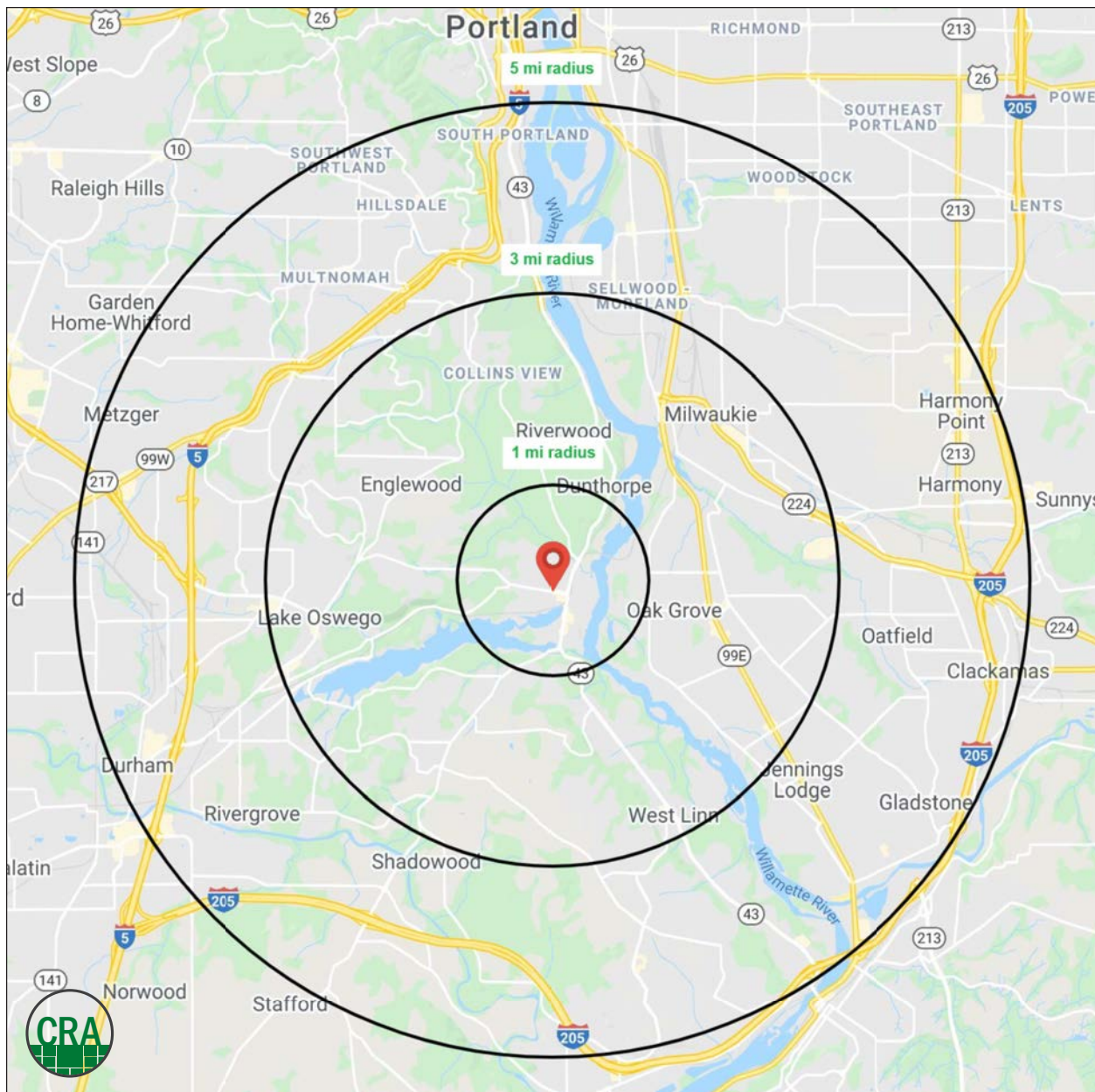
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	8,746	84,769	281,030
Projected Population 2025	9,193	87,586	289,329
Average HH Income	\$156,542	\$141,632	\$124,232
Median Home Value	\$671,690	\$533,801	\$486,650
Daytime Demographics 16+	6,912	65,901	225,666
Some College or Higher	87.5%	83.8%	80.3%

\$156,542

Average Household Income
1 MILE RADIUS

\$671,690

Median Home Value
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4213/-122.6662

RF1

Beacon Lake Oswego

Lake Oswego, OR 97034

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	8,746	84,769	281,030
	2025 Projected Population	9,193	87,586	289,329
	2010 Census Population	7,740	78,742	256,758
	2000 Census Population	7,522	76,769	245,156
	Projected Annual Growth 2020 to 2025	1.0%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	0.8%	0.5%	0.7%
HOUSEHOLDS	2020 Estimated Households	4,041	36,287	118,706
	2025 Projected Households	4,290	38,163	124,751
	2010 Census Households	3,522	33,309	107,043
	2000 Census Households	3,338	31,919	100,599
	Projected Annual Growth 2020 to 2025	1.2%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	1.1%	0.7%	0.9%
AGE	2020 Est. Population Under 10 Years	8.6%	9.1%	10.2%
	2020 Est. Population 10 to 19 Years	10.4%	11.1%	10.7%
	2020 Est. Population 20 to 29 Years	9.3%	10.9%	12.2%
	2020 Est. Population 30 to 44 Years	15.5%	17.7%	21.2%
	2020 Est. Population 45 to 59 Years	21.8%	21.1%	20.5%
	2020 Est. Population 60 to 74 Years	23.2%	20.5%	17.8%
	2020 Est. Population 75 Years or Over	11.1%	9.6%	7.4%
	2020 Est. Median Age	49.0	45.1	41.3
MARITAL STATUS & GENDER	2020 Est. Male Population	46.4%	47.9%	48.8%
	2020 Est. Female Population	53.6%	52.1%	51.2%
	2020 Est. Never Married	20.1%	26.8%	29.5%
	2020 Est. Now Married	57.7%	53.8%	50.3%
	2020 Est. Separated or Divorced	17.0%	14.0%	15.1%
	2020 Est. Widowed	5.1%	5.4%	5.1%
INCOME	2020 Est. HH Income \$200,000 or More	19.9%	17.2%	14.4%
	2020 Est. HH Income \$150,000 to \$199,999	11.9%	10.4%	9.3%
	2020 Est. HH Income \$100,000 to \$149,999	16.1%	17.8%	18.3%
	2020 Est. HH Income \$75,000 to \$99,999	13.3%	13.4%	13.0%
	2020 Est. HH Income \$50,000 to \$74,999	13.9%	14.8%	16.1%
	2020 Est. HH Income \$35,000 to \$49,999	9.4%	9.9%	10.0%
	2020 Est. HH Income \$25,000 to \$34,999	5.9%	5.5%	6.1%
	2020 Est. HH Income \$15,000 to \$24,999	5.0%	6.1%	6.6%
	2020 Est. HH Income Under \$15,000	4.5%	4.8%	6.2%
	2020 Est. Average Household Income	\$156,542	\$141,632	\$124,232
	2020 Est. Median Household Income	\$102,603	\$101,195	\$92,446
	2020 Est. Per Capita Income	\$72,375	\$60,846	\$52,620
	2020 Est. Total Businesses	614	3,856	14,847
	2020 Est. Total Employees	3,969	39,580	144,305

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1 mi radius 3 mi radius 5 mi radius

RACE	2020 Est. White	89.0%	87.6%	84.2%
	2020 Est. Black	1.4%	1.5%	2.1%
	2020 Est. Asian or Pacific Islander	3.9%	4.6%	5.4%
	2020 Est. American Indian or Alaska Native	0.4%	0.6%	0.7%
	2020 Est. Other Races	5.2%	5.7%	7.6%
HISPANIC	2020 Est. Hispanic Population	564	5,101	24,265
	2020 Est. Hispanic Population	6.4%	6.0%	8.6%
	2025 Proj. Hispanic Population	6.7%	6.3%	9.0%
	2010 Hispanic Population	5.2%	5.1%	7.6%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,715	63,279	207,101
	2020 Est. Elementary (Grade Level 0 to 8)	1.2%	1.3%	1.9%
	2020 Est. Some High School (Grade Level 9 to 11)	1.3%	2.5%	3.2%
	2020 Est. High School Graduate	10.0%	12.4%	14.7%
	2020 Est. Some College	18.9%	20.2%	21.0%
	2020 Est. Associate Degree Only	4.6%	6.5%	7.4%
	2020 Est. Bachelor Degree Only	34.5%	33.1%	30.8%
	2020 Est. Graduate Degree	29.5%	24.0%	21.0%
HOUSING	2020 Est. Total Housing Units	4,237	37,547	121,937
	2020 Est. Owner-Occupied	55.1%	63.4%	60.7%
	2020 Est. Renter-Occupied	40.3%	33.2%	36.6%
	2020 Est. Vacant Housing	4.6%	3.4%	2.6%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	4.1%	2.4%	4.0%
	2020 Homes Built 2000 to 2009	8.0%	6.7%	7.4%
	2020 Homes Built 1990 to 1999	13.9%	14.0%	15.0%
	2020 Homes Built 1980 to 1989	15.1%	15.2%	13.9%
	2020 Homes Built 1970 to 1979	13.9%	22.7%	20.3%
	2020 Homes Built 1960 to 1969	13.8%	12.0%	11.3%
	2020 Homes Built 1950 to 1959	11.9%	9.5%	9.3%
	2020 Homes Built Before 1949	14.7%	14.1%	16.3%
HOME VALUES	2020 Home Value \$1,000,000 or More	11.0%	4.6%	2.8%
	2020 Home Value \$500,000 to \$999,999	51.0%	41.9%	38.2%
	2020 Home Value \$400,000 to \$499,999	12.2%	18.2%	20.7%
	2020 Home Value \$300,000 to \$399,999	11.1%	19.5%	22.3%
	2020 Home Value \$200,000 to \$299,999	4.9%	7.0%	8.5%
	2020 Home Value \$150,000 to \$199,999	0.7%	1.2%	1.4%
	2020 Home Value \$100,000 to \$149,999	0.2%	1.0%	1.0%
	2020 Home Value \$50,000 to \$99,999	0.3%	0.5%	0.7%
	2020 Home Value \$25,000 to \$49,999	0.5%	0.8%	1.1%
	2020 Home Value Under \$25,000	0.5%	1.6%	1.6%
	2020 Median Home Value	\$671,690	\$533,801	\$486,650
	2020 Median Rent	\$1,447	\$1,317	\$1,230

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,426	71,606	234,423
	2020 Est. Civilian Employed	60.3%	63.2%	65.3%
	2020 Est. Civilian Unemployed	1.5%	2.3%	2.6%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	38.1%	34.5%	32.1%
	2020 Labor Force Males	45.7%	47.3%	48.2%
	2020 Labor Force Females	54.3%	52.7%	51.8%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,478	45,250	152,966
	2020 Mgmt, Business, & Financial Operations	20.5%	22.2%	20.4%
	2020 Professional, Related	32.7%	30.5%	29.3%
	2020 Service	11.6%	12.9%	14.2%
	2020 Sales, Office	21.2%	20.2%	20.6%
	2020 Farming, Fishing, Forestry	0.6%	0.4%	0.4%
	2020 Construction, Extraction, Maintenance	4.6%	5.2%	5.6%
	2020 Production, Transport, Material Moving	8.8%	8.6%	9.5%
	2020 White Collar Workers	74.3%	72.8%	70.3%
	2020 Blue Collar Workers	25.7%	27.2%	29.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	72.1%	69.4%	69.0%
	2020 Drive to Work in Carpool	7.7%	8.5%	8.4%
	2020 Travel to Work by Public Transportation	3.7%	5.5%	6.4%
	2020 Drive to Work on Motorcycle	-	-	0.1%
	2020 Walk or Bicycle to Work	3.5%	4.4%	5.1%
	2020 Other Means	0.4%	1.1%	0.9%
	2020 Work at Home	12.7%	11.2%	10.1%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	17.8%	18.9%	21.4%
	2020 Travel to Work in 15 to 29 Minutes	40.1%	39.6%	40.3%
	2020 Travel to Work in 30 to 59 Minutes	36.8%	38.1%	35.1%
	2020 Travel to Work in 60 Minutes or More	3.8%	4.5%	5.3%
	2020 Average Travel Time to Work	24.9	24.8	24.0
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$398.16 M	\$3.3 B	\$9.76 B
	2020 Est. Apparel	\$14.27 M	\$117.81 M	\$348.07 M
	2020 Est. Contributions, Gifts	\$25.17 M	\$205.21 M	\$593.77 M
	2020 Est. Education, Reading	\$14.64 M	\$118.43 M	\$341.54 M
	2020 Est. Entertainment	\$23.14 M	\$191.08 M	\$561.86 M
	2020 Est. Food, Beverages, Tobacco	\$59.35 M	\$493.63 M	\$1.47 B
	2020 Est. Furnishings, Equipment	\$14.29 M	\$118.15 M	\$347.96 M
	2020 Est. Health Care, Insurance	\$35.59 M	\$296.21 M	\$878.85 M
	2020 Est. Household Operations, Shelter, Utilities	\$127.52 M	\$1.06 B	\$3.14 B
	2020 Est. Miscellaneous Expenses	\$7.63 M	\$63.03 M	\$186.03 M
	2020 Est. Personal Care	\$5.33 M	\$44.19 M	\$130.93 M
	2020 Est. Transportation	\$71.23 M	\$593.24 M	\$1.76 B

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For more information, please contact:

GEORGE MACOUBRAY 503.504.2957 | george@cra-nw.com

SCOTT BUTH 503.863.3522 | scott@hsmpacific.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

📍 733 SW Second Avenue, Suite 200
Portland, Oregon 97204

💻 www.cra-nw.com 📞 503.274.0211



📍 0612 SW Idaho Street, #2
Portland, Oregon 97239

💻 www.hsmpacific.com 📞 503.863.3522

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